



57 Postern Road, Tatenhill, DE13 9SJ



Set within an established 2.4 acre plot is this executive detached family home, benefitting from substantially extended and remodelled interiors, five generous bedrooms and superb outside space including a paddock, stabling and an outdoor arena ideal for those looking for comprehensive onsite equestrian facilities. Presenting superb scope to remodel and extend further, the property has already received new windows and doors throughout and benefits from planning consent to extend the living/dining area of the kitchen, to extend to the first floor to add an additional room off the master bedroom, and to erect a detached double garage to the front aspect. The

extensive interiors comprise briefly reception hall, study plus two oversized reception rooms, open plan living and dining kitchen, utility, boot room, cloakroom and cinema room/gym to the ground floor, with five bedrooms to the first floor serviced by two en suites and a family bathroom. Outside, the property is set back from the lane beyond a generous frontage having ample parking and space for the addition of a double garage, and well tended gardens featuring a fabulous garden room are set to the rear. Accessed via a gated driveway or via the garden is a 2.2 acre paddock housing stables, being ideal for use as a smallholding, for residential equestrian use or to provide rental income.

The property lies at the top of the village of Tatenhill, being within close reach of both local amenities and picturesque surrounding countryside. This delightful village is home to a historic church, village hall and a traditional village pub, all being steps from rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. Local amenities are available in Barton under Needwood, where a doctors, pharmacy, post office, shops, cafe and pubs can be found, and the property is situated 2 miles from Burton on Trent where there are Additional amenities and the A38 provides swift access to Lichfield, Birmingham and

Derby. Rail travel is available from Burton giving links to Derby, Birmingham and London, and the International airports of Birmingham and East Midlands are both within a short drive. The area is well served by schools including All Saints Primary at Rangemore and John Taylor High in Barton under Needwood, with an excellent range of private schools also nearby including Lichfield Cathedral, Repton and Denstone. Nearby Equestrian centres include Marchington Field and Eland Lodge, and both Cannock Chase and the Peak District can be reached in around 40 minutes.



- Impressive Detached Village Home
- Extensive Family Accommodation
- Superb 2.4 Acre Plot with Stables
- Ideal Annexe/ Equestrian/Smallholding /Rental Potential
- Planning Granted for Extensions & Detached Double Garage
- Two Spacious Reception Rooms & Study
- Open Plan Living & Dining Kitchen
- Large Boot Room, Utility & Cloakroom
- Cinema Room/Gym
- Five Bedrooms (Four Doubles)
- Two En Suites & Family Bathroom
- 0.2 Acre Gardens with Garden Room
- 2.2 Acre Paddock with Stables
- Ample Off Road Parking
- Popular Village Location
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Local Amenities

Reception Hall 5.5 x 1.8m (approx. 18'0 x 5'10)
An attractive welcome to this family home, having stairs rising to the first floor accommodation and doors opening into:

Study 2.54 x 2.34m (approx. 8'4 x 7'8)
An ideal home office having window to the front

Lounge 8.3 x 3.53m (approx. 27'2 x 11'6)
A generous reception room having a window to the front aspect, a contemporary gas living flame fireplace and bifold doors into the dining & living area of the kitchen



Open Plan Living & Dining Kitchen 8.12 x 6.94m (approx. 26'7 x 22'9) – max

The bespoke kitchen comprises a range of painted wall, base and island units with granite worksurfaces over, housing an inset sink, recess housing a gas four oven Aga range, spaces for a fridge and freezer and integrated appliances including microwave and dishwasher. The kitchen leads into an impressive dining and living room which extends across much of the rear of the property having a bifolding window to the rear with low level storage below, bifold doors opening out to the terrace and gardens and vaulted ceilings with skylights. An opening leads into:

Family Room 5.28 x 3.38m (approx. 17'4 x 11'1)

Another spacious reception room having double doors opening out to the rear gardens

Boot Room 5.3 x 2.48m (approx. 17'4 x 8'1)

A useful space having tiled flooring, plumbing to allow for the installation of a full utility or kitchen to serve an annexe, and a door opening out to the side. A door opens into:

Cinema Room/Gym/Home Office 5.3 x 4.14m (approx. 17'4 x 13'7)

A versatile space ideal as a cinema room, third living room or annexe, having two windows facing the front

Utility

Fitted with units coordinating with those of the kitchen, housing a Shaws double width Belfast sink and spaces for a washing machine and tumble dryer. The utility has LVT flooring and a door opens out to the side

Cloakroom

Comprising wash basin set to vanity unit and WC, having an obscured window to the side





Stairs rise to the first floor **Landing**, where doors open into:

Master Suite 5.38 x 5.33m (approx. 17'8 x 17'6)

A generous principal bedroom having windows to the front, a range of fitted bedroom furniture and wardrobes and double doors opening out to the rear overlooking the gardens and land beyond. Planning has been granted to extend over the first floor flat roof. A door opens into:

En Suite

Comprising wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls, an obscured window to the rear and a chrome heated towel rail

Bedroom Two 3.58 x 3.58m (approx. 11'9 x 11'9)

Another spacious double room having a window to the front, fitted wardrobes and private use of:

En Suite

Fitted with pedestal wash basin, WC and shower, with tiled flooring, tiled walls and an obscured window to the side

Bedroom Three 3.63 x 3.18m (approx. 11'11 x 10'5)

Having a window to the front aspect

Bedroom Four 3.0 x 2.52m (approx. 9'10 x 8'3)

A fourth double room having window to the rear aspect and a fitted wardrobe

Bedroom Five 2.82 x 2.0m (approx. 9'3 x 6'7)

With a window to the rear aspect

Family Bathroom

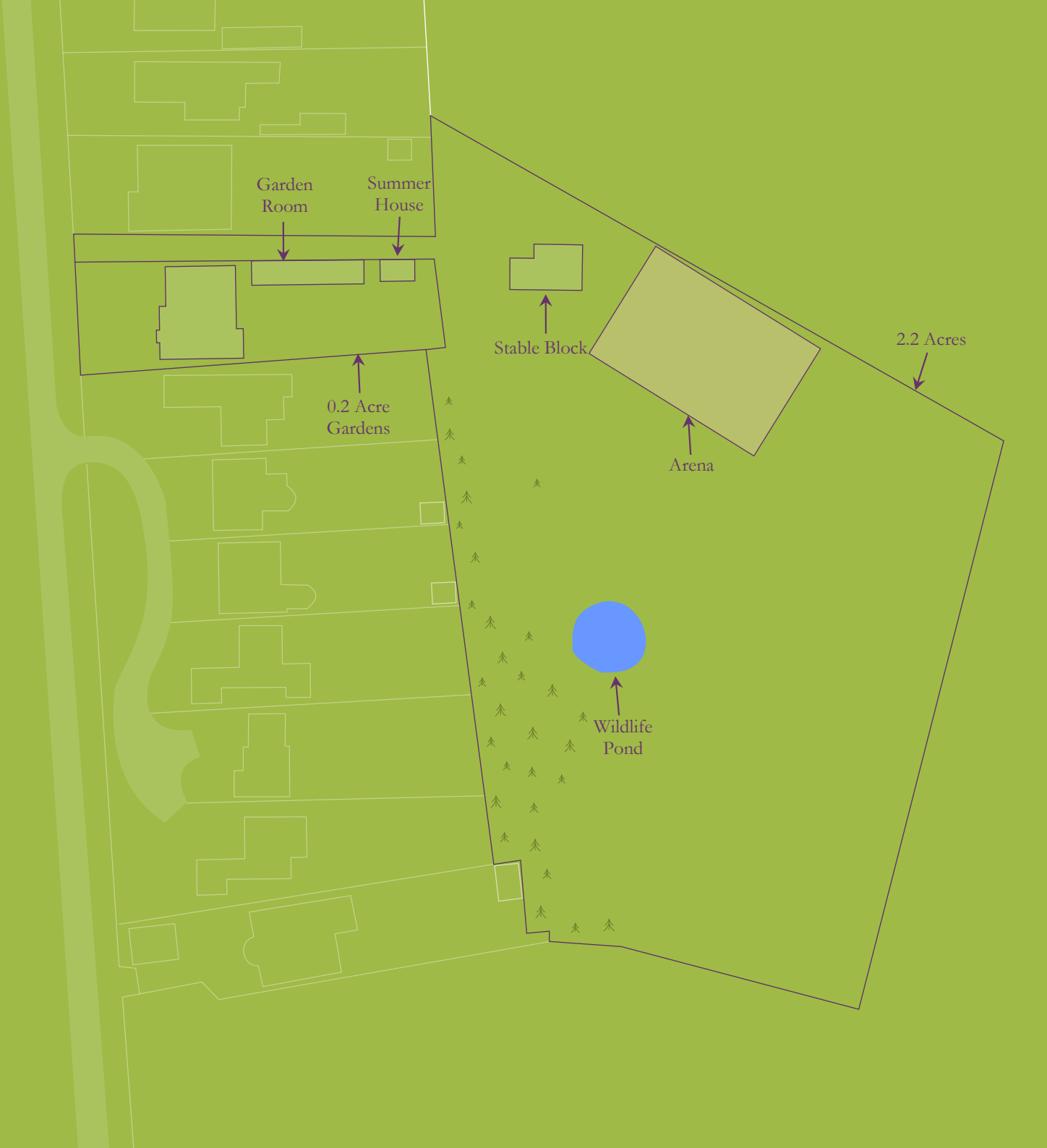
Fitted with a white suite having wash basin set to vanity unit, WC, bathtub and separate shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the rear













Outside

The property is set back from the road beyond a generous frontage, with mature hedging providing privacy. There is ample parking to the front and the property benefits from planning consent for the addition of a detached double garage. A five bar gate opens to a separate driveway leading down to the land

0.2 Acre Gardens

The rear garden extends to a generous size, having a paved terrace leading onto well tended and safely enclosed lawns. A **Summer House** and **Garden Room** 14.72 x 2.85m (approx. 48'3 x 9'4) having power, lighting and composite decking are included in the sale, and the swim spa is available by separate negotiation. A five bar gate opens into:

Equestrian Facilities & Land

Totalling **2.2 Acres**, the paddock land is enclosed to all sides and offers ideal smallholding or equestrian potential. A **Stable Block** comprises three looseboxes and a tack room/hay barn, and the land is separated into two paddocks, one of which houses the outdoor all-weather arena. To one side there is a pleasant wildlife area laid to mature foliage and trees and a small natural pond



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.